

1 BILL NO. R-88-07-08

2 DECLARATORY RESOLUTION NO. R-39-88

3 A DECLARATORY RESOLUTION
4 designating an "Economic
5 Revitalization Area" under
6 I.C. 6-1.1-12.1 for property
commonly known as 4120-4130
Engleton Drive, Fort Wayne,
Indiana 46804 (Engle
Associates)

7 WHEREAS, Petitioner has duly filed its petition dated
8 July 6, 1988, to have the following described property
9 designated and declared an "Economic Revitalization Area"
10 under Division 6, Article II, Chapter 2 of the Municipal Code
11 of the City of Fort Wayne, Indiana, of 1974, as amended, and
12 I.C. 6-1.1-12.1, to wit:

13 Lot Numbered 11 in the Engle Ridge North as
14 recorded in the plat thereof in the Office of
the Recorder of Allen County, Indiana.

15 said property more commonly known as 4120-4130 Engleton Drive,
16 Fort Wayne, Indiana 46804.

17 WHEREAS, it appears that said petition should be
18 processed to final determination in accordance with the
19 provisions of said Division 6.

20 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
21 THE CITY OF FORT WAYNE, INDIANA:

22 SECTION 1. That, subject to the requirements of
23 Section 6, below, the property hereinabove described is hereby
24 designated and declared an "Economic Revitalization Area"
25 under I.C. 6-1.1-12.1. Said designation shall begin upon the
26 effective date of the Confirming Resolution referred to in
27 Section 6 of this Resolution and shall continue for one (1)
28 year thereafter. Said designation shall terminate at the end
29 of that one-year period.

30 SECTION 2. That upon adoption of the Resolution:

31 (a) Said Resolution shall be filed with the Allen
32 County Assessor;

(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development Requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate.

SECTION 4. That the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of the redevelopment or rehabilitation, all contained in Petitioner's Statement of Benefits, are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

SECTION 5. The current year approximate tax rates for taxing units within the City would be:

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$10.4296/\$100.

(b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$10.4296/\$100 (the change would be negligible).

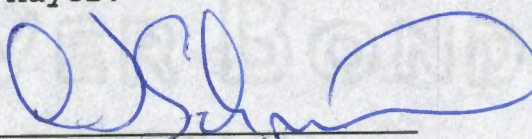
(c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$10.4296/\$100 (the change would be negligible).

SECTION 6. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

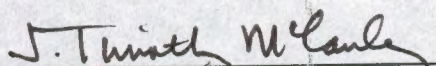
SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten (10) years.

SECTION 8. The benefits described in the Petitioner's statement of benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 9. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by _____, title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Schmidt, seconded by Smith, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>7</u>			<u>2</u>
BRADBURY				<u>1</u>
BURNS	<u>✓</u>			
GiaQUINTA				<u>1</u>
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
STIER	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 7-12-88

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~

~~(SPECIAL)~~ ~~(ZONING MAP)~~ ~~ORDINANCE~~ RESOLUTION NO. D-39-88

on the 12th day of July, 1988,

Sandra E. Kennedy ATTEST

SEAL

SANDRA E. KENNEDY, CITY CLERK

Roberta E. Henry
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th day of July, 1988, at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of July, 1988, at the hour of 2:55 o'clock P.M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Engle Associates
Site Location: 4120-4130 Engleton Drive
Fort Wayne, Indiana 46804
Councilmanic District: 4th Existing Zoning: M-2
Nature of Business: Light manufacturing, assembly and warehousing of Ind'l
and consumer goods
Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u> </u>	<u>X</u>
Platted Industrial Park	<u>X</u>	<u> </u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

One ten thousand (10,000) square foot steel and masonry building

Type of Tax Abatement: Real Property X Manufacturing Equipment N/A
Estimated Project Cost: \$ 600,000 Permanent Jobs Created: 30-45

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of one year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

Staff H. William Raster
Date 7/6/88

Director Mark D. Beclun
Date 7/6/88

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions

Total Tax Rates

1. Current total tax rate.	
2. Approximate tax rate if project occurs and no deduction is granted.	\$ 10.4296
3. Approximate tax rate if project occurs and a deduction is assumed.	\$ 10.4296
	\$ 10.4296

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed one calander years. *(See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☒ Yes ☐ No
 - 2) Installation of new manufacturing equipment ☐ Yes ☒ No
 - 3) No limitations on type of deduction (check if no limitations) ☒ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title

Date of Signature

Attested By:

Designated Body

7-12-88

City Clerk

- * If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT		REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
		For Deductions Allowed Over A Period Of:			
Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

RECEIVED

JUN 23 1988

ECONOMIC
DEVELOPMENT

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Engle Associates

Address of Applicant's Principal Place of Business:

c/o Moppert-Lazoff & Co., Inc. (Fletcher Moppert)

130 West Main St.

Fort Wayne, IN 46802

Phone Number of Applicant: (219) 423-4431

Street Address of Property Seeking Designation: 4120 - 4130 Engleton Drive

Fort Wayne, IN 46804

S.I.C. Code of Substantial User of Property: MULTI-TENANTS

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u> X </u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u> X </u>
Is the project site within the rivergreenway area?	<u> </u>	<u> X </u>
Is the project site within a Redevelopment Area?	<u> </u>	<u> X </u>
Is the project site within a platted industrial park?	<u> X </u>	<u> </u>
Is the project site within the designated downtown area?	<u> </u>	<u> X </u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u> X </u>

Will the project have ready access to City Water? X
Will the project have ready access to City Sewer? X
Is any adverse environmental impact anticipated by
reason of operation of the proposed project? X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2
What zoning classification does the project require? M-2
What is the nature of the business to be conducted at the project site?
Light manufacturing, assembly and warehousing of industrial and
consumer goods.

D. Real Estate Abatement:

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

One (1) ten thousand (10,000) square foot steel and masonry building.

What is the condition of structure(s) listed above? good

Current assessed value of Real Estate:

Land 22,400

Improvements 66,400 less (61,560) tax abatement

Total 27,240

What was amount of Total Property Taxes owed during the immediate past year? 2,338.06 for year 19 88.

Give a brief description of the proposed improvements to be made to the real estate.

~~This will be a 16,000 square foot building built in two phases of 8,000 square~~
~~feet each. The building will be a combination of steel and masonry.~~

Cost of Improvements: \$ 600,000 total

Development Time Frame:

When will physical aspects of improvements begin? July 1, 1988

When is completion expected? September 1, 1988 (Phase 1)

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: _____

What was amount of Personal Property Taxes owed during the immediate past year? _____ for year 19____.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of New Manufacturing Equipment? \$ _____

Development Time Frame:

When will installation begin of new manufacturing equipment? _____

When is installation expected to be completed? _____

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? _____

How many permanent jobs will be created as a result of this project?
30-45

Anticipated time frame for reaching employment level stated above?
December 1, 1988

Current annual payroll: _____

New additional annual payroll: \$700,000.00

What is the nature of the new jobs to be created?

Manufacturing, sales, assembly and distribution for several
small businesses.

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

This area has shown slow growth to no growth in the past.

We hope that with our development this might spur stronger

growth of this platted industrial park. We cater to incubator
companies.

In what Township is project site located? Wayne

In what Taxing District is project site located? City of Fort Wayne

G. CONTACT PERSON:

Name & address of contact person for further information if required:
Moppert-Lazoff & Co., Fletcher Moppert

130 West Main St.

Fort Wayne, Indiana 46802

Phone number of contact person (219) 423-4431

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

S. Elizabeth Moppert
Signature of Applicant

July 6, 1988

Date

CERTIFICATE OF SURVEY

OFFICE OF:

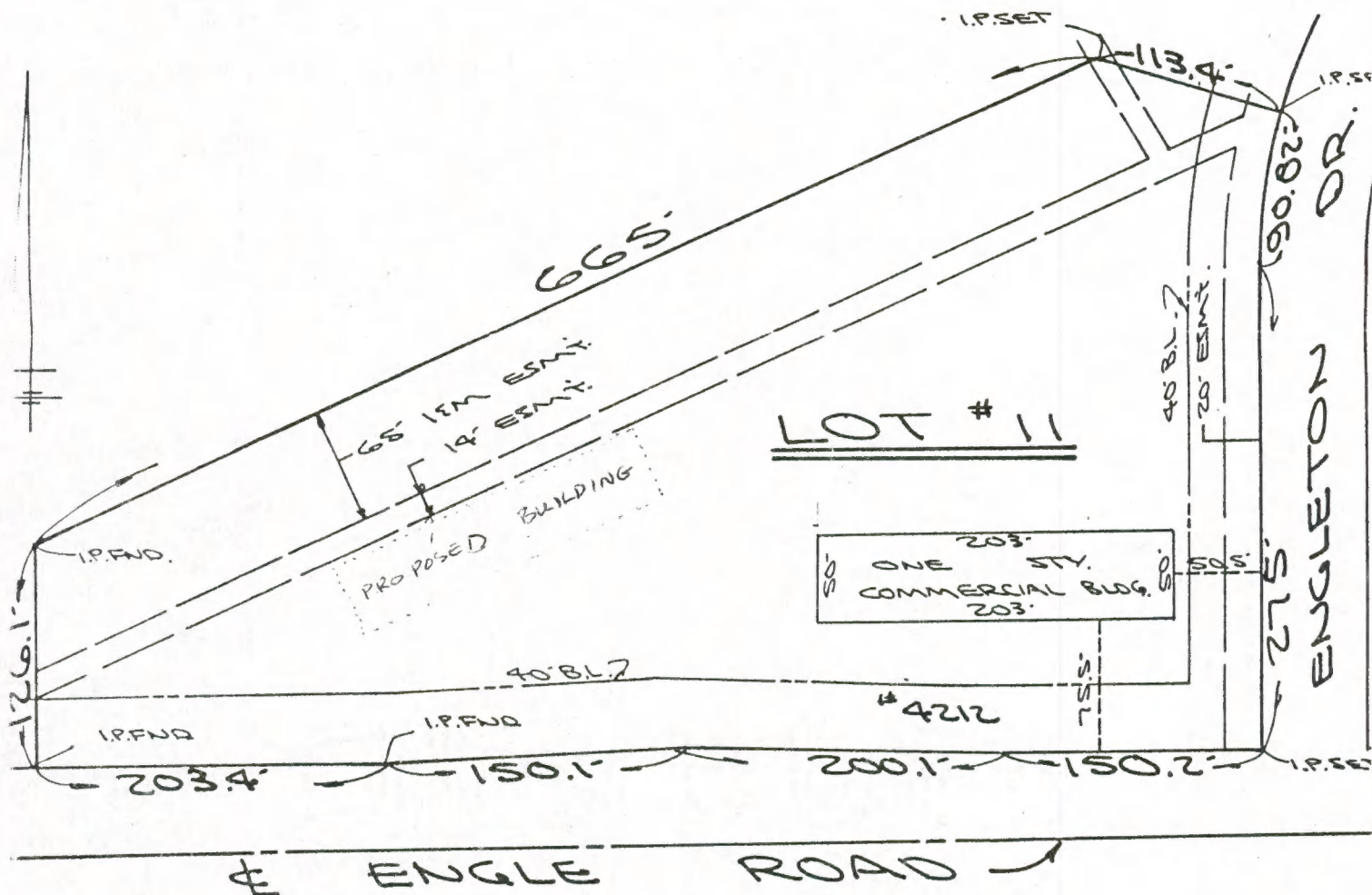
DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA
FRANCIS X. MUELLER P.L.S. No. S0193 INDIANA
GREGORY L. ROBERTS P.L.S. No. S0548 INDIANA
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

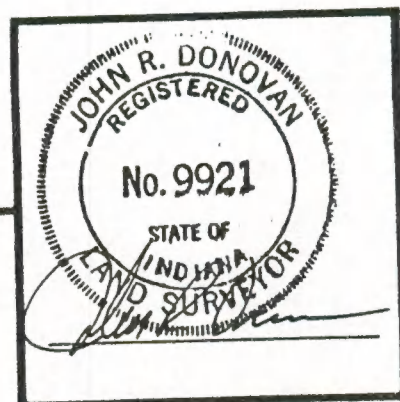
The description of the real estate is as follows, to wit: Lot Numbered 11 in Engle Ridge North as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana.



NOTE: According to the Flood Insurance Rate Map (FIRM) number 180003 0020B, dated April 3, 1985, the herein described real estate is located in Zone "C", and is not in a flood hazard area.

JOB FOR: FLETCHER-ENGLE ASSOC.

1"=100'
12-13-86





STATEMENT OF BENEFITS

STATE BOARD OF TAX COMMISSIONERS

State Form 27167 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body Common Council, City of Fort Wayne	County Allen
Name of Taxpayer Engle Associates	
Address of Taxpayer (Street, city, county) 130 West Main, Fort Wayne, Allen Co., Indiana	ZIP Code 46802

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above Lot 11 Engle Ridge North, 4120 Engleton Drive	Taxing District 94	
Cost and description of real property improvements and / or new manufacturing equipment to be acquired: The cost is approximately \$300,000.00 before tenant improvements and machinery. The building in Phase I is 8,000 square feet with an additional 8,000 square feet as demand warrants.		
(Attach additional sheets if needed)	Estimated Starting Date 8-1-88	Estimate Completion Date 11-1-88

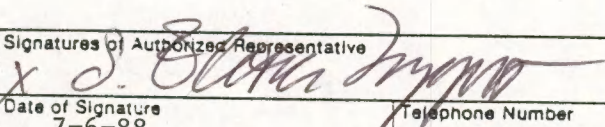
SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
				30-45	700,000.00

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values	199,200	27,240	N/A	N/A
Plus estimated values of proposed project	600,000			
Less: Values of any property being replaced				
Net estimated values upon completion of project	799,200			

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

I hereby certify that the representations on this statement are true.		Signatures of Authorized Representative 	
Title General Partner	Date of Signature 7-6-88	Telephone Number 219-423-4431	

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-88-07-08

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE Application of Engle Associates for tax abatement

for the construction of a 10,000 sq. ft. steel and masonry

building within Engle Ridge (North) Industrial Park.

EFFECT OF PASSAGE Allows the tax abatement and the construction of a

10,000 sq. ft. building.

EFFECT OF NON-PASSAGE Opposite from above

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$600,000

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-88-07-08

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an

"Economic Revitalization Area" under I.C. 6-1.1-12.1

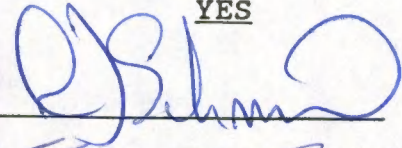
for property commonly known as 4120-4130 Engleton Drive,

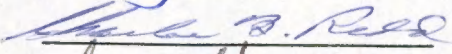
Fort Wayne, Indiana 46804 (Engle Associates)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

YES

NO

 DONALD J. SCHMIDT
CHAIRMAN


 CHARLES B. REDD
VICE CHAIRMAN

 SAMUEL J. TALARICO

_____ JAMES S. STIER

_____ JANET G. BRADBURY

CONCURRED IN 7-12-88


Sandra E. Kennedy
City Clerk